

# 9.58 AC PORT ST LUCIE MULTIFAMILY/SFH DEVELOPMENT

2400 SE LEITHGOW ST  
PORT ST. LUCIE, FL 34952

SE Leithgow St

SE Mariposa Ave

**DEVELOP 46 SINGLE FAMILY OR 93 TOWNHOMES  
- OR -  
REZONE FOR 105 UNITS MULTIFAMILY**

**FOR SALE**

Presented By,

**MICHAEL AVENDANO**

Senior Vice President

305.484.4666

[mavendano@lee-associates](mailto:mavendano@lee-associates)

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)



@leesouthflorida

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CONTACT US

Michael Avendano

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## MARKET ADVISORS

### MICHAEL AVENDANO

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305.484.4666  
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## OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.





# SITE OVERVIEW

3414-501-6201-020-5  
RS-3 Zoning (County)  
(3.65 AC)

3414-501-6201-000-9  
RS-3 Zoning (County)  
(5.93 AC)

SE Leithgow St

SE Mariposa Ave

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents a lucrative opportunity for residential or multifamily development on an expansive 9.58-acre vacant land site just off US-1 in Port St. Lucie, Florida. Comprising two parcels, the property features existing zoning of RS-3 for single-family residential use with plans in place for the construction of approximately 46 Single Family Homes or 93 Townhomes. Moreover, there exists significant potential for multifamily development, with the possibility of constructing up to 11 units per acre (105 units) by rezoning to city zoning, making this an ideal investment for developers seeking versatile options. A recent engineering report has confirmed that the property's pond is solely a result of rainwater accumulation, with a minimal 0.2 acres designated as wetlands, indicating the feasibility of extensive development. Various documents are available upon request including Environmental Studies, Topography Survey, Bathymetric Survey, Wetland Delineation Survey, Preliminary Site Plans, and Cut-Fill Estimate.

Conveniently positioned less than a mile from the bustling US-1 retail corridor at the corner of Port St Lucie Blvd/SE Mariposa Ave and SE Leithgow Street, residents will enjoy proximity to a plethora of amenities including a Walmart Supercenter, Sam's Club, Planet Fitness, Beall's, and various dining options such as Applebee's, Denny's and several other fast food and local eateries. Mariposa Elementary School is within walking distance, catering to families with young children, while recreational opportunities abound with nearby attractions like the Jensen Beach Golf Club, Savannas Preserve State Park, and Hutchinson Islands.

The seller is highly motivated. This prime property represents an exceptional investment opportunity to meet a high demand for housing in one of Florida's rapidly growing markets. Developing homes in Port St. Lucie offers the advantage of catering to families seeking suburban living with proximity to essential amenities and recreational facilities which enhances the desirability and marketability of the homes, ensuring strong demand and potential for appreciation.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### MICHAEL AVENDANO

Senior Vice President

305.484.4666

mavendano@lee-associates.com

## INQUIRE FOR PRICING GUIDANCE



### 9.58 Acre Developable Land:

Plans in Place for Development:

46 Single Family Homes  
or 93 Townhomes

Multifamily Development Potential



### Zoned RS-3 (County Zoning):

Rezoned to City for Higher Density  
11 Units/AC Multifamily (105 Units)



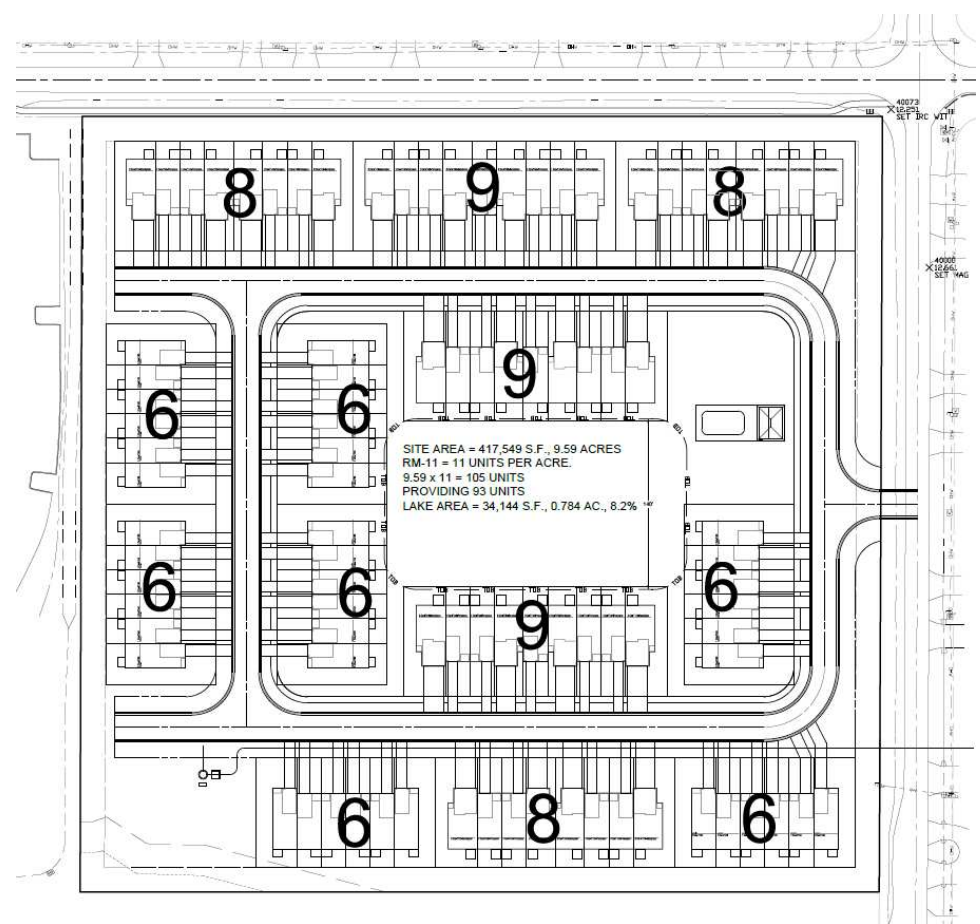
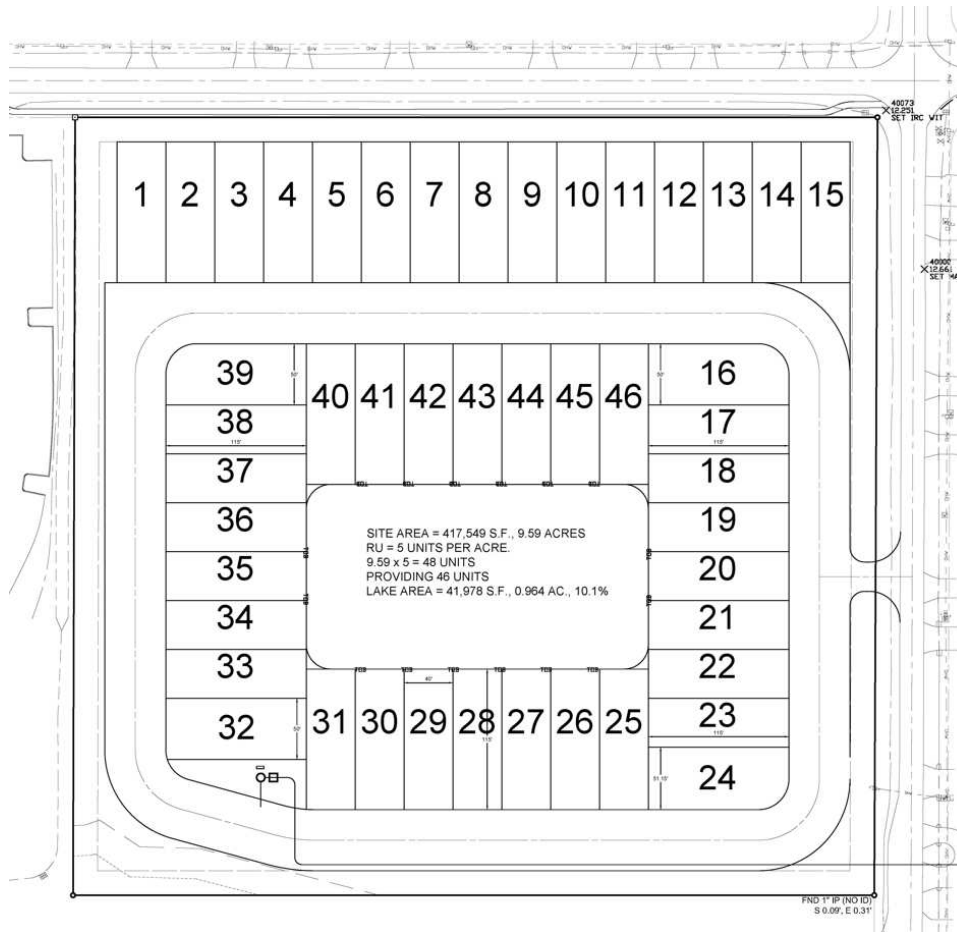
### Exceptional Freeway Access:

Less than 1 mile from US-1 retail corridor, Walmart Supercenter, Beall's, Sam's Club, Publix, Dining & More! Walk to Mariposa Elementary School. Nearby attractions include Jensen Beach Golf Club, Savannas Preserve State Park, Hutchinson Islands





# PLANS FOR SINGLE FAMILY OR TOWNHOMES





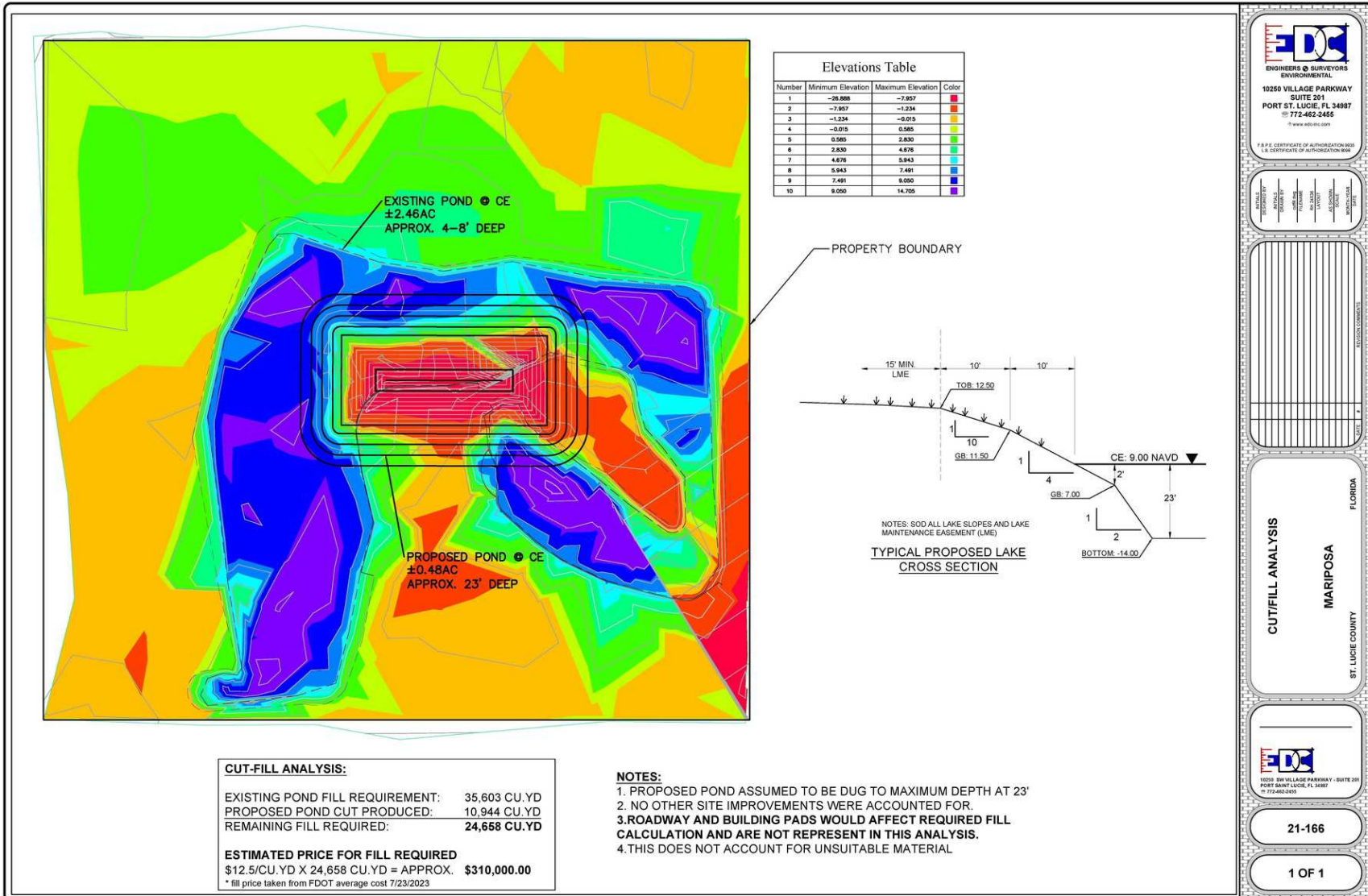
# BOUNDARY SURVEY WITH TOPOGRAPHY

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## FOR: 2400 LEIGHTGOW-MARIPOSA LANDOWNERS, LLC



# CUT/FILL ANALYSIS





# LOCATION INFORMATION



3414-501-6201-020-5  
RS-3 Zoning (County)  
(3.65 AC)

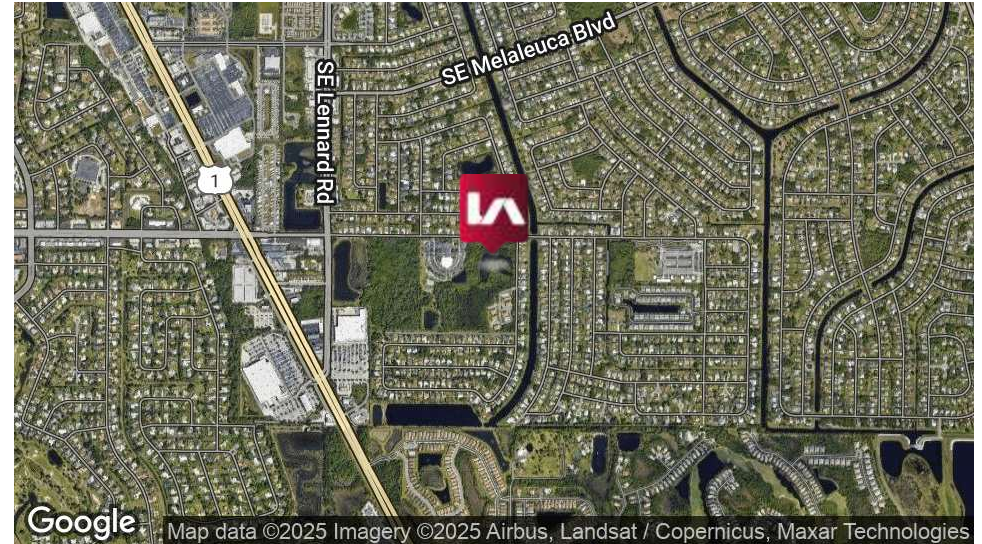
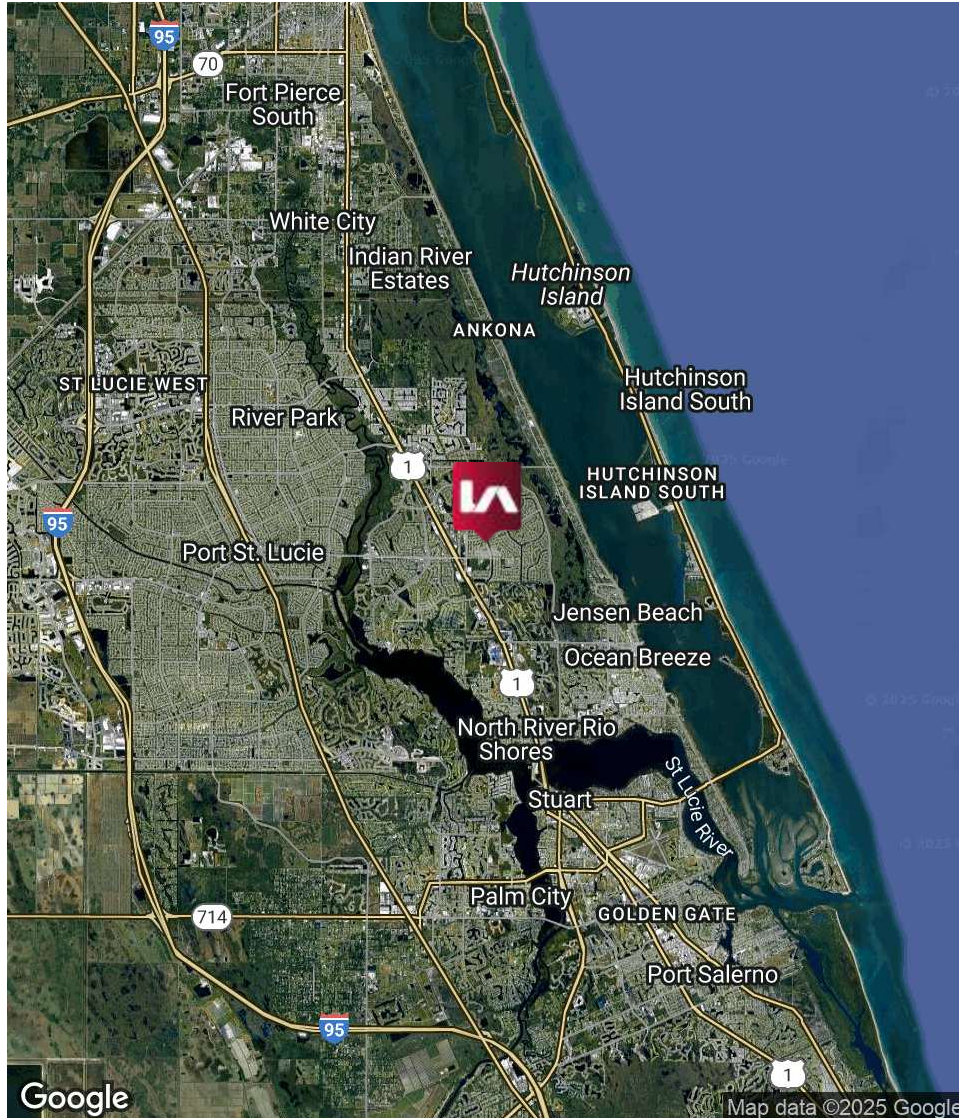
3414-501-6201-000-9  
RS-3 Zoning (County)  
(5.93 AC)

SE Leithgow St

SE Mariposa Ave



# REGIONAL MAP



## LOCATION OVERVIEW

Located less than a mile from the bustling US-1 retail corridor at the corner of Port St Lucie Blvd/SE Mariposa Ave and SE Leithgow St. Close to Mariposa Elementary School, Walmart Supercenter, Jensen Beach Golf Club, Hutchinson Islands and several single family neighborhoods. Port St. Lucie offers the advantage of catering to families seeking suburban living with proximity to essential amenities such as schools, retail centers, and recreational facilities.

## CITY INFORMATION

**MARKET:**

Treasure Coast

**NEAREST HIGHWAY:**

US-1 & Florida's Turnpike

**NEAREST AIRPORT:**

Treasure Coast Int'l Airport



# NEIGHBORHOOD MAP



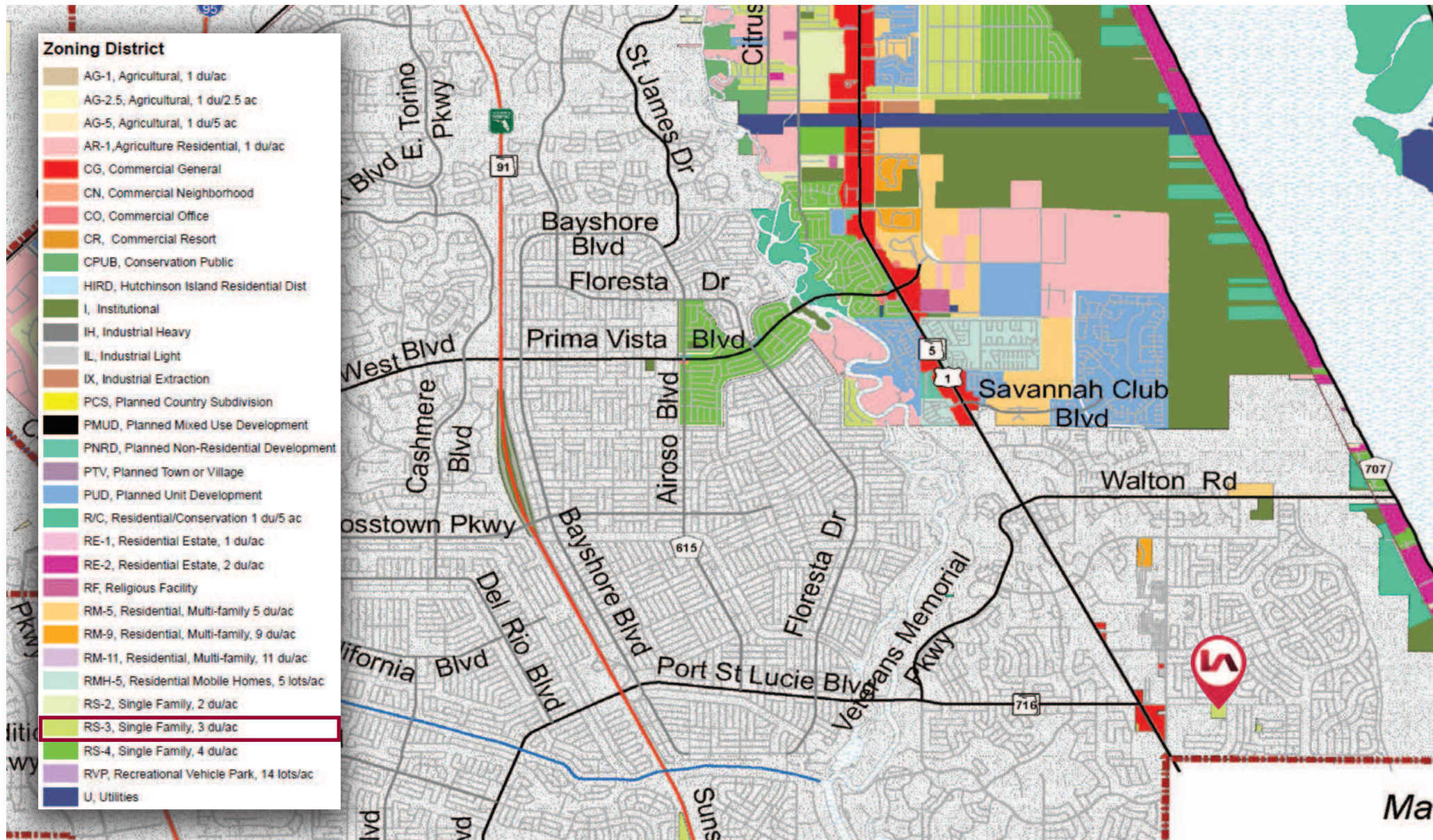


# NEARBY AMENITIES





# COUNTY ZONING - RS-3 SINGLE FAMILY RESIDENTIAL







## HIGHLIGHTS

- 7th largest city in Florida with over 195,000 residents
- 3rd largest city in southeast Florida by population.
- You can reach 70% of the state within a 3 hour drive from St. Lucie County
- Seven I-95 Exits
- Three Florida Turnpike Exits

## PORT ST. LUCIE, FLORIDA

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and play, and celebrate all of life's opportunities and dreams. It occupies an area of 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando.

Port St. Lucie also attracts a vibrant mix of people because of its low crime rate, diverse housing stock, abundant open space and because of the optimistic vision of the people who live here. As a growing community, the city offers diverse economic opportunities, clear guidelines for prosperous and sustainable growth, and state-of-the-art infrastructure ready to support development and investment. Additionally, the city government is committed to delivering outstanding public services that enhance the community and the quality of life for people of all ages.

There are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrate urban commercial development with outdoor nature trails, waterways and social opportunities. In other words, there is plenty of room to grow for businesses, for families, and for people seeking the amenities of a big city while enjoying the comforts of a familiar hometown.





# MARKET TAPESTRY & DEMOGRAPHICS



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(3.65 AC)

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SE Leithgow St

SE Mariposa Ave

# DEMOGRAPHIC PROFILE

## KEY FACTS

**61,288**  
Population

**50.8**  
Median Age

**2.3**  
Average  
Household Size

**\$83,987**  
Average  
Household  
Income

## HOUSING MARKET

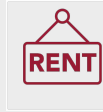


**19,342**

Owner Occupied  
Housing Units

**\$324,372**  
Average Home  
Value

**82**  
Housing  
Affordability Index



**6,639**

Renter Occupied  
Housing Units

**0.52%**  
Units Compound  
Annual Growth Rate

**485**  
Vacant Units  
For Rent

## TOTAL HOUSING UNITS

**28,249**  
2020 Total  
Housing Units

**28,726**  
2023 Total  
Housing Units

**29,159**  
2028 Total  
Housing Units

## DAYTIME POPULATION

**62,549**

Daytime  
Population  
Total

**28,396**

Daytime  
Population:  
Workers

**34,153**

Daytime  
Population:  
Residents

## EMPLOYMENT TRENDS

**62%**  
White Collar



**16%**  
Services

**22%**  
Blue Collar

Unemployment Rate  
4.9%

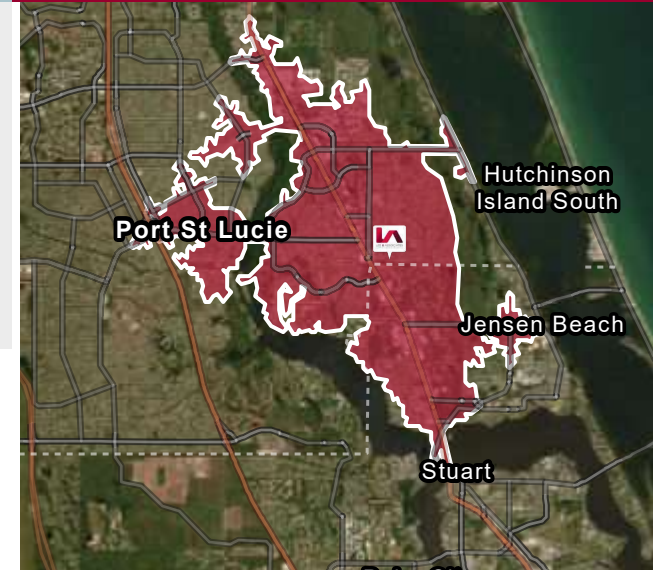
## NEARBY AMENITIES

**65**  
Grocery Stores

**224**  
Restaurants & Bars

**786**  
Retail Stores

## Drive time of 10 minutes



## BUSINESS

**3,393**  
Total Businesses

**24,176**  
Total Employees

**3,359,940,489**  
Total Sales



## KEY FACTS

**301,161**  
Population

**46.3**  
Median Age

**2.5**  
Average  
Household Size

**\$90,430**  
Average  
Household  
Income

## TOTAL HOUSING UNITS

**130,065**  
2020 Total  
Housing Units

**133,380**  
2023 Total  
Housing Units

**136,909**  
2028 Total  
Housing Units

## DAYTIME POPULATION

**281,927**  
Daytime  
Population  
Total

**115,243**  
Daytime  
Population:  
Workers

**166,684**  
Daytime  
Population:  
Residents

## HOUSING MARKET



**93,217**

Owner Occupied  
Housing Units

**\$345,812**  
Average Home  
Value

**88**  
Housing  
Affordability Index



**26,259**

Renter Occupied  
Housing Units

**0.78%**  
Units Compound  
Annual Growth Rate

**2,340**  
Vacant Units  
For Rent

## EMPLOYMENT TRENDS

**62%**  
White Collar



**16%**  
Services

**22%**  
Blue Collar

Unemployment Rate  
4.5%

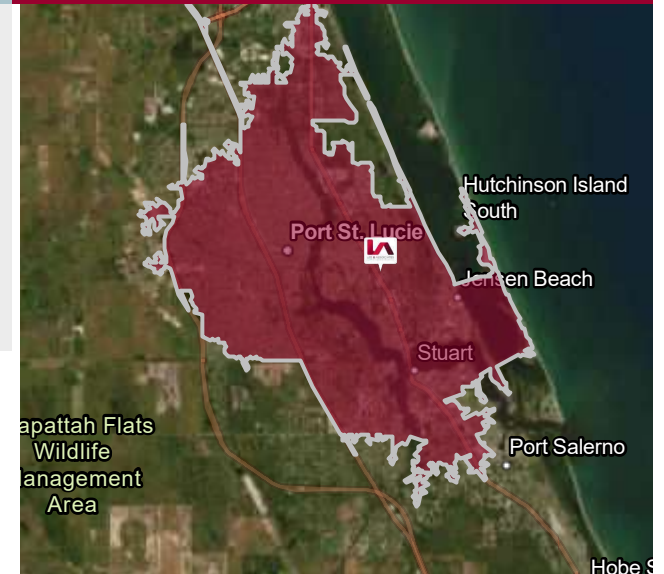
## NEARBY AMENITIES

**253**  
Grocery Stores

**755**  
Restaurants & Bars

**2,740**  
Retail Stores

## Drive time of 20 minutes



## BUSINESS

**13,497**  
Total Businesses

**102,963**  
Total Employees

**15,233,983,358**  
Total Sales



## KEY FACTS

459,335  
Population

46.7  
Median Age

2.5  
Average  
Household Size

\$91,274  
Average  
Household  
Income

## TOTAL HOUSING UNITS

198,683 207,765 217,761  
2020 Total Housing Units 2023 Total Housing Units 2028 Total Housing Units

## DAYTIME POPULATION

439,461  
Daytime  
Population  
Total

178,410  
Daytime  
Population:  
Workers

261,051  
Daytime  
Population:  
Residents

## HOUSING MARKET



140,930  
Owner Occupied  
Housing Units

\$358,290  
Average Home  
Value

83  
Housing  
Affordability Index



43,061  
Renter Occupied  
Housing Units

1.38%  
Units Compound  
Annual Growth Rate

3,873  
Vacant Units  
For Rent

## EMPLOYMENT TRENDS

63%  
White Collar



16%  
Services

22%  
Blue Collar

Unemployment Rate  
4.5%

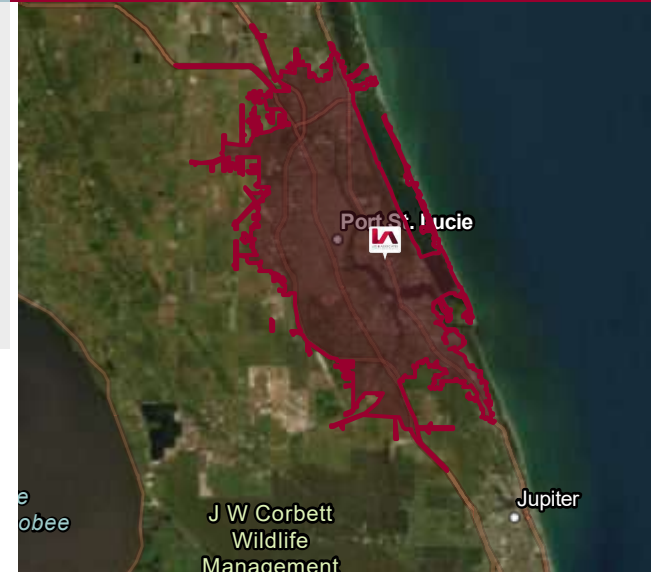
## NEARBY AMENITIES

402  
Grocery Stores

1,055  
Restaurants & Bars

3,868  
Retail Stores

## Drive time of 30 minutes



## BUSINESS

19,625  
Total Businesses

155,502  
Total Employees

23,159,136,180  
Total Sales



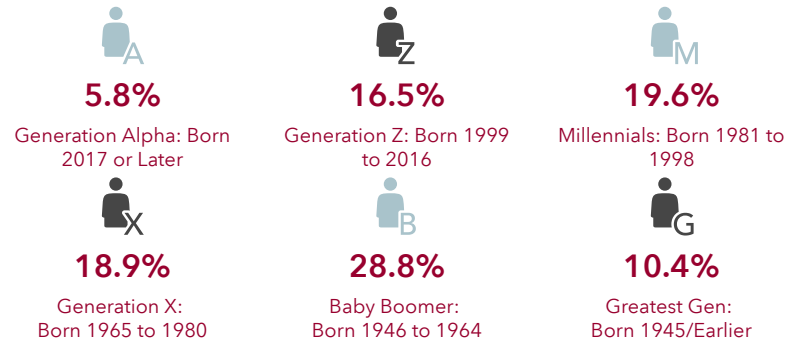
# MARKET TAPESTRY

## TAPESTRY SEGMENTATION

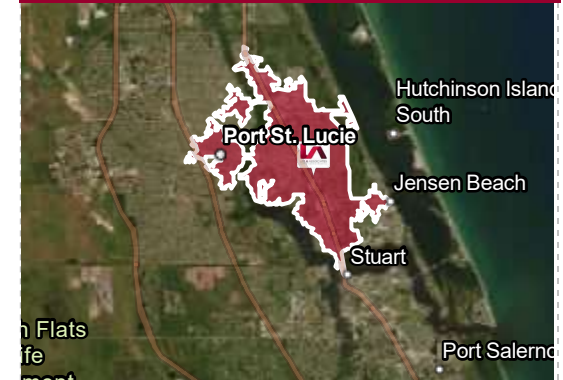
### Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	711	2.74%	9.9%	28
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	220	0.85%	7.5%	11
GenXurban (L5)	7,430	28.60%	11.4%	252
Cozy Country Living (L6)	2,052	7.90%	12.0%	66
Ethnic Enclaves (L7)	1,496	5.76%	7.1%	81
Middle Ground (L8)	2,437	9.38%	10.9%	86
Senior Styles (L9)	7,673	29.53%	5.8%	510
Rustic Outposts (L10)	1,929	7.42%	8.2%	90
Midtown Singles (L11)	1,166	4.49%	6.2%	72
Hometown (L12)	867	3.34%	6.1%	54
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

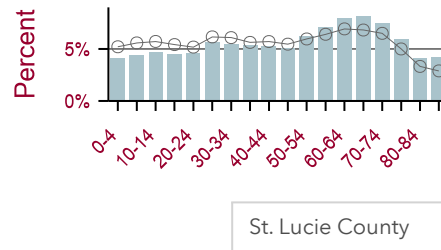
### POPULATION BY GENERATION



Drive time of 10 minutes



### AGE PROFILE



### Tapestry segments

<b>9D Senior Escapes</b> 3,035 households	<b>11.7%</b> of Households	▼
<b>5E Midlife Constants</b> 2,748 households	<b>10.6%</b> of Households	▼
<b>5D Rustbelt Traditions</b> 2,668 households	<b>10.3%</b> of Households	▼

### ANNUAL HOUSEHOLD SPENDING





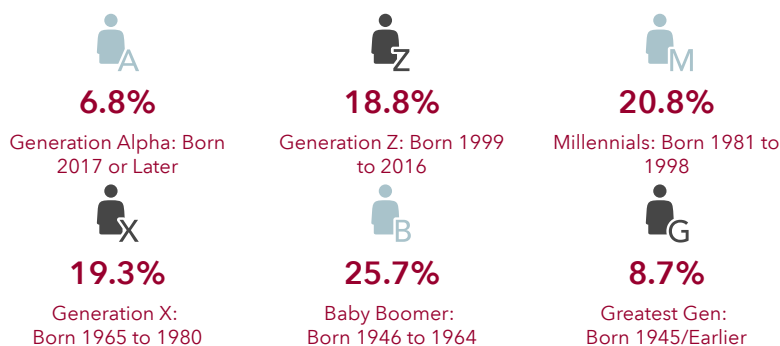


# TAPESTRY SEGMENTATION

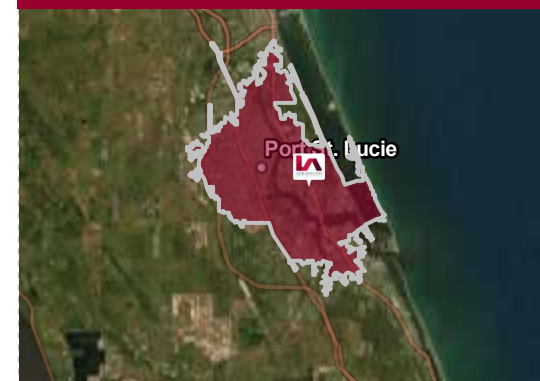
## Tapestry LifeMode

	House- holds	HHs %	% US HHs	Index
Affluent Estates (L1)	4,747	3.97%	9.9%	40
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	15,339	12.84%	7.5%	171
GenXurban (L5)	22,376	18.73%	11.4%	165
Cozy Country Living (L6)	7,359	6.16%	12.0%	51
Ethnic Enclaves (L7)	23,150	19.38%	7.1%	274
Middle Ground (L8)	4,254	3.56%	10.9%	33
Senior Styles (L9)	28,714	24.03%	5.8%	415
Rustic Outposts (L10)	3,505	2.93%	8.2%	36
Midtown Singles (L11)	3,795	3.18%	6.2%	51
Hometown (L12)	4,249	3.56%	6.1%	58
Next Wave (L13)	1,988	1.66%	3.9%	43
Scholars and Patriots (L14)	0	0.00%	1.6%	0

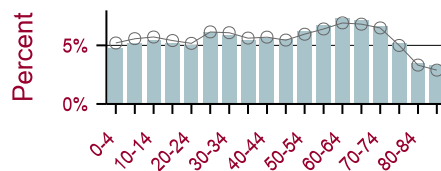
## POPULATION BY GENERATION



Drive time of 20 minutes



## AGE PROFILE



St. Lucie County

## ANNUAL HOUSEHOLD SPENDING

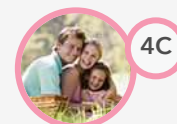


## Tapestry segments



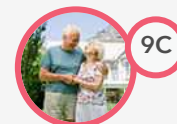
**7C Urban Edge Families**  
16,454 households

**13.8%**  
of Households



**4C Middleburg**  
14,074 households

**11.8%**  
of Households



**9C The Elders**  
11,667 households

**9.8%**  
of Households





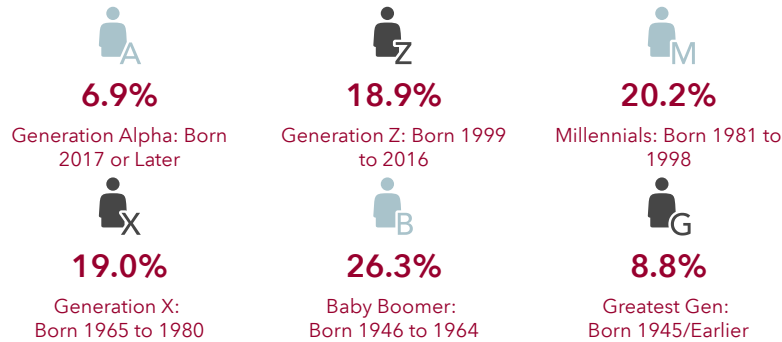


# TAPESTRY SEGMENTATION

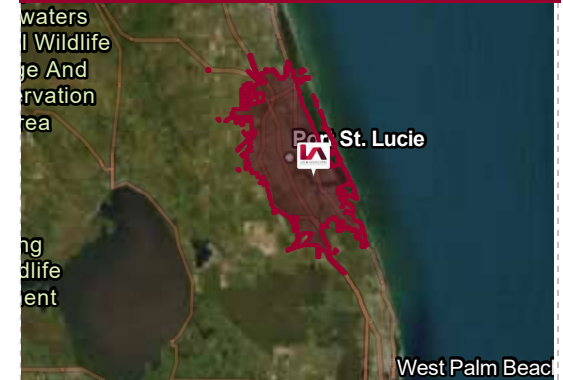
## Tapestry LifeMode

	House- holds	HHs %	% US HHs	Index
Affluent Estates (L1)	8,347	4.54%	9.9%	46
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	16,024	8.71%	7.5%	116
GenXurban (L5)	34,477	18.74%	11.4%	165
Cozy Country Living (L6)	16,710	9.08%	12.0%	76
Ethnic Enclaves (L7)	31,155	16.93%	7.1%	239
Middle Ground (L8)	7,319	3.98%	10.9%	37
Senior Styles (L9)	44,654	24.27%	5.8%	419
Rustic Outposts (L10)	4,974	2.70%	8.2%	33
Midtown Singles (L11)	7,543	4.10%	6.2%	66
Hometown (L12)	9,572	5.20%	6.1%	85
Next Wave (L13)	3,216	1.75%	3.9%	45
Scholars and Patriots (L14)	0	0.00%	1.6%	0

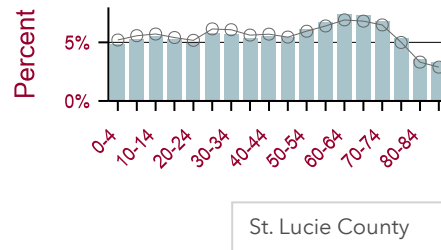
## POPULATION BY GENERATION



Drive time of 30 minutes



## AGE PROFILE



## Tapestry segments

<b>9C The Elders</b> 18,288 households	<b>9.9%</b> of Households	▼
<b>7C Urban Edge Families</b> 16,923 households	<b>9.2%</b> of Households	▼
<b>4C Middleburg</b> 14,759 households	<b>8.0%</b> of Households	▼

## ANNUAL HOUSEHOLD SPENDING





# CONTACT US

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(3.65 AC)

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RS-3 Zoning (County)  
(5.93 AC)

SE Leithgow St

SE Mariposa Ave



# MICHAEL AVENDANO



## MICHAEL AVENDANO

Senior Vice President

mavendano@lee-associates.com

Direct: 305.484.4666 | Cell: 305.484.4666

FL #SL3323947

## PROFESSIONAL BACKGROUND

Michael Avendano serves as Senior Vice President with Lee & Associates specializing in Industrial Sales and Leasing.

Prior to joining Lee & Associates South Florida, Michael worked for Beacon Commercial Realty, a Commercial Real estate firm where he helped manage multiple portfolios of over half a million sf of industrial, Office and Retail space. During his time at Beacon, he along with the rest of his team were responsible for the acquisition, negotiation, leasing, management and disposition of said assets with the ultimate goal being minimize risk and cost while maximizing profits for our clients. Through this effort, Michael developed a strong understanding of property values, cap rates, property management, zoning and land-use, development codes and ordinances, as well as state and local permitting.

Michael also has a deep understanding with the tech and marketing side of the business working for CREXi, the fastest growing CRE marketplace in the US. In this position he was faced with an unprecedented economic downturn which he was successfully able to navigate helping the team achieve their best quarter since their launch. The adversity he faced in his time there highlighted the importance of utilizing all the tools at one's disposal as well as challenging the norm. It also showed him the importance of being able to quickly adapt to any situation and having a plan to do so.

Michael was Born and raised in Miami, FL and speaks both English and Spanish. He graduated from the Florida International University with a Bachelor's Degree in Hospitality Management. When he is not busy servicing his clients, Michael is probably on a coastline somewhere surfing, playing basketball, or traveling somewhere with his friends and family.

Lee & Associates South Florida  
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# LAND FOR SALE CONFIDENTIALITY & DISCLAIMER

2400 SE Leithgow St, Port St. Lucie, FL 34952



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates South Florida makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates South Florida does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

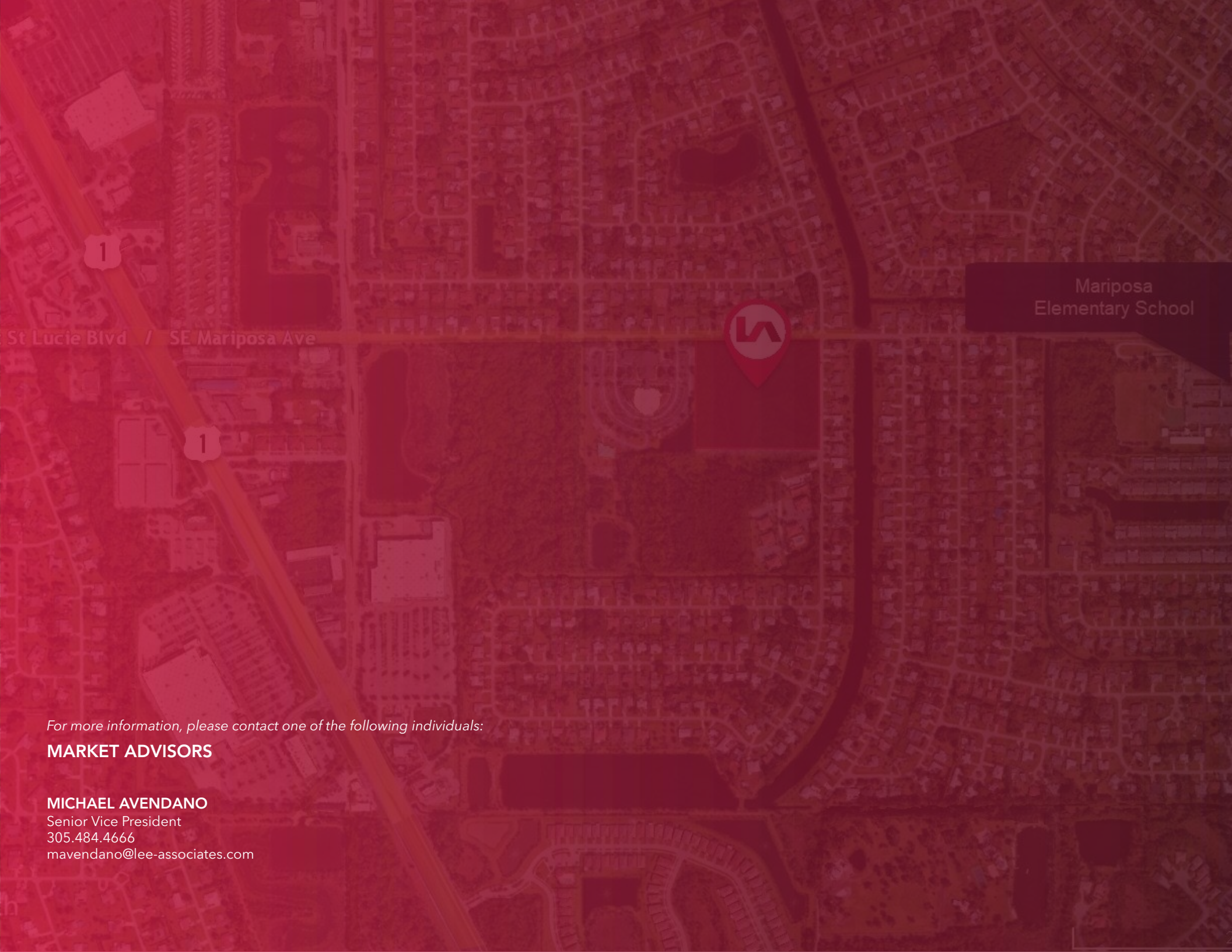
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

Michael Avendano  
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No liability of any kind is to be imposed on the broker herein.





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St Lucie Blvd / SE Mariposa Ave

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Mariposa  
Elementary School

*For more information, please contact one of the following individuals:*

## **MARKET ADVISORS**

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